



33, Albert Road

| Retford | DN22 6JB

Guide Price £105,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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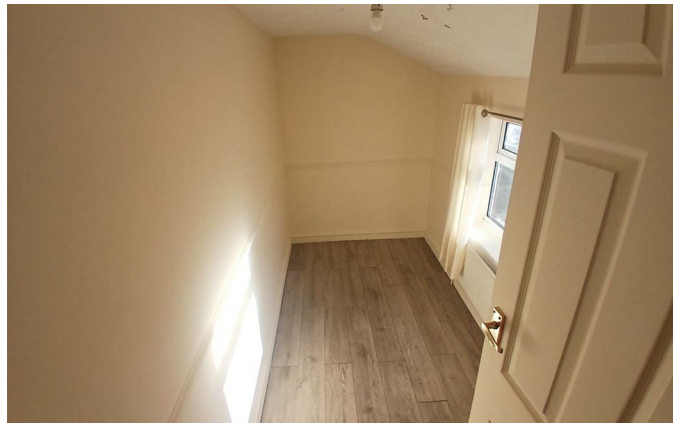
An extended 3-bedroomed, terraced property with yard, located within convenient walking distance of Retford town centre, train station and local amenities. The property has the benefit of double glazing, gas-fired central heating boiler replaced within last 12 months. Ideal for first time buyer or investor and offered with no onward chain.

Location

Albert Road is in an established residential area within convenient walking distance of Retford town centre, railway station, local shops and amenities.

The town has good communication links and is well placed for surrounding areas and major towns and cities – Doncaster (18.2miles), Lincoln (20.6miles), Newark (14.6 miles) and Sheffield (29.8miles), A1 at Ranby (3.7miles). All mileages are approximate.

The property is easily found when leaving Retford town centre from Carolgate bridge – turn right at the traffic lights onto Albert Road, continue past the left-hand turn on to Thrumpton Lane where the property can be found located on the left-hand side after a short distance, identified by our Sale board.



Accommodation

Lounge

12'0" x 12'0" (3.66 x 3.66)

Tiled feature fireplace, built in cupboard housing gas meter, dado rail, coving, radiator.

Inner Lobby

Understairs storage cupboard.

Dining Room

12'0" x 11'5" (3.67 x 3.50)

UPVC double glazed window, radiator.

Kitchen

12'4" x 5'8" (3.76 x 1.75)

One and half bowl sink unit set into worktops with cupboards and drawer below, wall cupboards, tiled splashback, radiator. Tile effect laminate floor. Electricity meter cupboard, uPVC double glazed window. Four ring gas hob with electric oven below.

Rear Hallway

Laminate tile effect floor, hardwood rear door.

Bathroom

7'6" x 5'4" (2.29 x 1.63)

Panelled bath with T80 Triton electric shower over, tiled splashback, pedestal wash basin, low flush WC, Laminate flooring, radiator.

Stairs from Dining room to First Floor landing.

Bedroom 1

12'0" x 11'10" (3.68 x 3.63)

Radiator, walk in lobby cupboard with hanging rail. UPVC double glazed window, original cast iron feature fireplace.

Bedroom 2

11'6" x 8'3" (3.51 x 2.54)

Radiator, UPVC double glazed window, laminate floor. Built in cupboard housing Gas central heating boiler (Replaced within last 12 months).

Outside

The property has a low maintenance walled front buffer garden area, Enclosed rear yard with rear pedestrian access.

General Remarks

Tenure

The property is understood to be freehold.

Services

Mains water, electricity and drainage are understood to be connected. Gas-fired central heating is installed with boiler to bedroom 3 cupboard. Services have not been checked or tested and purchasers should make their own enquiries.

Method of Sale

The property is offered for sale by Private Treaty as a whole.

Plans & Areas

These have been provided as accurately as possible from OS Data Sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for the sale plan.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Viewing

Viewing is strictly by appointment via the Selling Agent.

Joint Agent

Silcock & Partners

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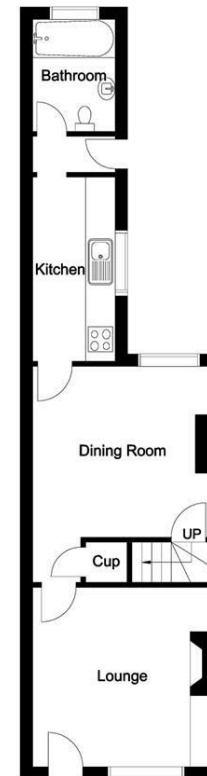




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.